

*(To be recorded in Real Property Records of Denton County, Texas)*

## **2016 Prairie Oaks HOA, Inc.**

### **Property Owners' Association Management Certificate**

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, including Document 2020-206173 and 2019-79517.

**1. Subdivision information.**, is an addition to the cities of Little Elm and the ETJ of Oak Point in Denton County, Texas. The plats are recorded in the Plat Records of Denton County, Texas as:

**Plat 1:** Document 2019-40, recorded on January 29<sup>th</sup>, 2019

Amended Plat from Plat 1: Document: 2019-113, recorded on March 7<sup>th</sup>, 2019.

**Plat 2:** Document 2019-27, recorded on January 22<sup>nd</sup>, 2019.

**Plat 3:** Document 2019-258, recorded on June 12<sup>th</sup>, 2019.

**Plat 4:** Document 2019-235, recorded on May 24<sup>th</sup>, 2019.

**2. Declaration information.** Lots in 2016 Prairie Oaks HOA are subject to Declaration of Covenants, Conditions and Restrictions for 2016 Prairie Oaks HOA, Inc., recorded on March 1<sup>st</sup>, 2019 as Document No. 2019-21626, Real Property Records, Denton County Texas as amended, supplemented and/or refiled from time to time as:

- First Supplemental Declaration: Document 2020-31556, recorded on March 13<sup>th</sup>, 2020.

**3. Name of property owner's association.** 2016 Prairie Oaks HOA, Inc.

**4. How to contact the association through its managing agent.**

**2016 Prairie Oaks HOA, Inc.**

c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential ("FirstService Residential")

14951 North Dallas Parkway, Suite 600

Dallas, Texas 75254-7892

Phone: 214-871-9700

Website: [www.fsresidential.com](http://www.fsresidential.com)

Email Address: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)

Community Website: <https://2016PrairieOaks.connectresident.com>

Resale Disclosure Package: \$375.00

Homeowner Setup/Unit Transfer: \$250.00

**5. Purpose.** The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 27 day of August 2021

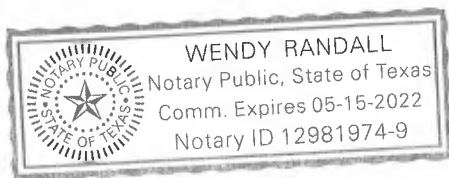
2016 Prairie Oaks HOA, Inc., a Texas property owners' association

By: Michelle Malegni

Michelle Malegni, Vice President  
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on this 27 day of August 2021 by Michelle Malegni on behalf of FirstService Residential, Managing Agent of a Texas property owners' association, on behalf of said association.



Wendy Randall  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

2016 Prairie Oaks HOA, Inc.  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254



\*VG-418-2021-159010\*

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 159010

Real Property Recordings  
PROPERTY ASSOC MGMT CERT

Recorded On: August 31, 2021 01:04 PM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 159010  
Receipt Number: 20210831000434  
Recorded Date/Time: August 31, 2021 01:04 PM  
User: Patty M  
Station: Station 5

**Record and Return To:**

FIRST SERVICE RESIDENTIAL TEXAS INC  
2016 PRAIRIE OAKS HOA INC  
14951 NORTH DALLAS PARKWAY STE 600  
DALLAS TX 75254



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX